

ORDINANCE NO. 3619
AN ORDINANCE ZONING LAND LOCATED NEAR
THE SOUTHEAST CORNER OF THE HORIZON DRIVE AND
G ROAD INTERSECTION TO PD

Recitals.

The owners of the property described below have applied for approval of an outline development plan and concomitant for a Planned Development (PD) for the owners' three tax parcels located near the southeast corner of the intersection of Horizon Drive and G Road. The property is locally known as the Etter-Epstein property. The City Council finds that the request meets the goals and policies set forth by the Growth Plan. City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The property consisting of the following three tax parcel descriptions is hereby zoned Planned Development (PD) subject to the conditions and provisions of the Zoning and Development Code and the approved plan:

(a) Parcel 2945-012-00-008

Beginning at the NE corner NE4NW4 Section 1 1S 1W South 230 ft West 230 ft North 230 ft East to the Point of Beginning EXC road ROW as per Book 1426 Pages 244-245 Mesa County records; and also

(b) Parcel 2945-012-00-075/076

That part of NW4 NW4 Section 1 1S 1W S + East of County Highway EXC road ROW as per Book 1426 Pages 244-245 Mesa County records; and also

(c) Parcel 2945-012-00-073/074

Beginning Northeast corner NE4 NW4 Section 1 1S 1W S 782.5 ft West 408 ft South 82deg49' West 220 ft South 55deg57' W 596 ft West 190 ft to West LI NE4 NW4 North to County Highway Northeasterly along highway to North line 4 NW4 E to beginning EXC road on East + EXC North 230 ft of East 230 ft of NE4NW4 EXC Road ROW as per Book 1426 Pages 244-245 Mesa County Records.

2. The uses of the 20.94 acre property allowed by the zoning shall be as generally depicted on the Outline Development Plan (ODP) attached as Exhibit A:

- (a) Business/Commercial 11.36 acres less the eastern portion of Area 3*
(approximately 125,000-250,000 sf)
- (b) Residential, 4 du/ac 6.4 acres plus eastern portion of Area 3*
- (c) Open Space 3.18 acres

3. A list of the types of allowed uses are as follows corresponding to 2. (a), (b) and (c) as denominated on Exhibit A. The attached map classifies and designates the property into 5 acres.

(a) BUSINESS/COMMERCIAL USES (Area 2 and western portion of Area 3*):

Business Residence	Multifamily Residential
Townhome	Assisted Living Facility
General day care	Medical and Dental Clinics
Parks	Religious Assembly
Hotels and motels	General Offices
Miniature golf	Health club
Retail Alcohol Sales	Bar, Nightclub
Food Service, Catering	Food Service, Restaurant
Small appliance repair	Personal services
Car wash	Gasoline service station
Quick lube	Limited vehicle service
Community Activity Building/Community Services	
Museums, art galleries, opera houses, single screen theater, libraries	
Counseling centers (nonresident)	
General retail sales with indoor operations, display and storage	

(b) BUSINESS/COMMERCIAL USES (Area 1):

Business Residence	Multifamily Residential
Townhome	Assisted Living Facility
General day care	Medical and Dental Clinics
Parks	Religious Assembly
Hotels and motels	General Offices
Miniature golf	Health club
Food Service, Catering	Food Service, Restaurant
Small appliance repair	Personal services
Community Activity Building/Community Services	
Museums, art galleries, opera houses, single screen theater, libraries	
Counseling centers (nonresident)	

General retail sales with indoor operations, display and storage

(c) RESIDENTIAL USES (Areas 4 and 5 and eastern portion of Area 3 - Etter Residence*):

Single family attached	Duplex
Single family detached	Multifamily
Townhome	Assisted Living Facility

(d) OPEN SPACE USES (No-build areas):

- Underground utilities
- Road right-of-way
- Pedestrian and recreational amenities

4. The bulk requirements for this property shall be as follows:

(a) Business/Commercial area: Same as Light Commercial (C-1) in section 3.4 of the Zoning and Development Code except that: the maximum building heights are as follows (refer to Exhibit A, attached):

Area 1: 35 feet above grade

Area 2:

- South of the southern boundary of the Airport Critical Zone: 40 feet measured from the nearest portion of Horizon Drive
- Remainder of Area 2 (north of the line formed by the southern boundary of the Airport Critical Zone): 55 feet measured from the nearest portion of Horizon Drive

Area 3 (Western Portion*): 65 feet measured from the nearest portion of Horizon Drive

(b) Residential areas (4 and 5 and eastern Portion of Area 3*): Same as Residential Multifamily 8 units per acre (RMF-8) in section 3.3 of the Zoning and Development Code, EXCEPT that:

- 1) the rear or side yard setback in the residential Area 5 shall be a minimum of 25 feet from the southern property line (common with Ptarmigan Ridge and Ptarmigan Point); and
- 2) Height in the eastern portion of Area 3* shall be 35 feet measured from the existing grade of the Old 27-1/2 Road Right-of-Way (elevation of 4736 feet).

(c) * Note: Per City Council motion, the eastern portion of Area 3 (generally noted as the Etter Residence on Exhibit A) is to be residential with the exact area defined at the next phase of development.

5. A Conditional Use Permit shall be required at the next phase of development in order to establish a residential density of up to 4 units per acre within the Airport Critical Zone, as required by Section 7.3 of the Zoning and Development Code.

6. *Subsequent applications to the City shall conform to the then-effective Zoning and Development Code.*

7. This zoning, and the concomitant ODP, are only valid until the 3rd anniversary of approval.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of March, 2004.

PASSED on SECOND READING this 7th day of April, 2004.

ATTEST:

/s/: Stephanie Tuin
City Clerk

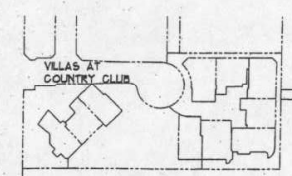
/s/: Jim Spehar
President of Council

LEGEND

- APPROXIMATE LOCATION OF FILL TURN 'X' OVERS' INTERSECTION
- APPROXIMATE LOCATION OF FILL TURN 'T' INTERSECTION
- APPROXIMATE LOCATION OF RIGHT IN RIGHT OUT OR SECONDARY ACCESS
- OPEN SPACE
- PLANNED BUSINESS /COMMERCIAL
- RESIDENTIAL MEDIUM DENSITY
- POTENTIAL WETLAND
- EXISTING ROAD TO BE CLOSED OFF
- APPROXIMATE TREE GROUPINGS
- PROPOSED LAND USE BOUNDARY

LAND USE CHART N/A - Refer to Ordinance

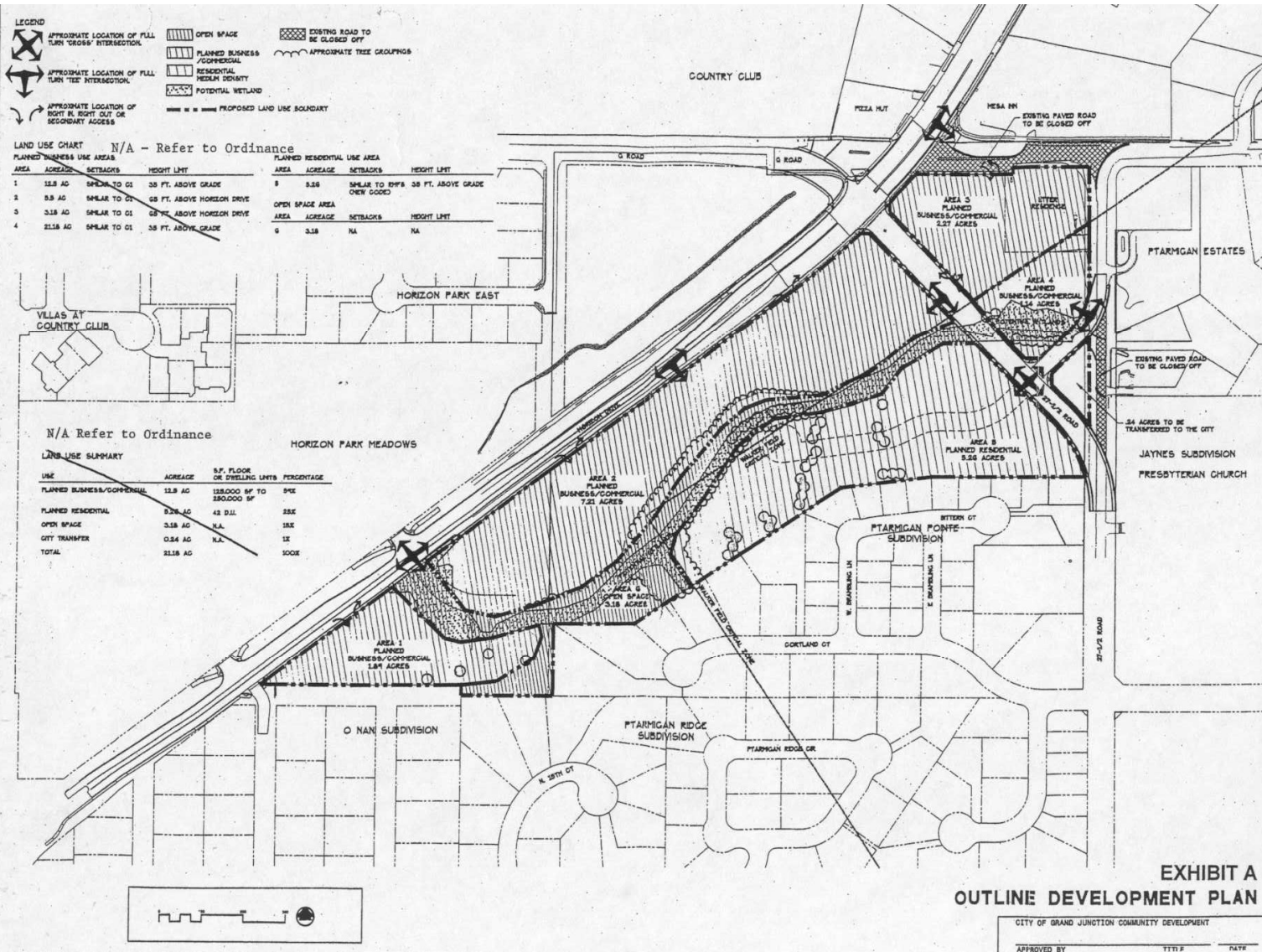
PLANNED BUSINESS USE AREAS			PLANNED RESIDENTIAL USE AREA				
AREA	ACREAGE	SETBACKS	HEIGHT LMT	AREA	ACREAGE	SETBACKS	HEIGHT LMT
1	12.9 AC	SIMILAR TO G1	38 FT. ABOVE GRADE	8	9.28	SIMILAR TO R11/8	38 FT. ABOVE GRADE OPEN GOOD
2	9.9 AC	SIMILAR TO G1	68 FT. ABOVE HORIZON DRIVE	OPEN SPACE AREA			
3	3.18 AC	SIMILAR TO G1	68 FT. ABOVE HORIZON DRIVE	9	3.18	NA	NA
4	21.18 AC	SIMILAR TO G1	38 FT. ABOVE GRADE				



N/A Refer to Ordinance

LAND USE SUMMARY

USE	ACREAGE	S.F. FLOOR OR DWELLING UNITS	PERCENTAGE
PLANNED BUSINESS/COMMERCIAL	12.9 AC	138,000 SF TO 280,000 SF	8%
PLANNED RESIDENTIAL	2.28 AC	43 D.U.	28%
OPEN SPACE	3.18 AC	N/A	18%
CITY TRANSFER	0.54 AC	N/A	1%
TOTAL	21.18 AC		100%



**SE CORNER
HORIZON DRIVE AND G ROAD**

DRAWN BY: JH, JD
 CHECKED BY: JD
 JOB NO.: 9939
 DATE: 3-28-00
 REVISIONS: 5-18-00

DRAWING NO.: 9939-05-18-00-02

SHEET NO.: 02
 STATUS:
 ○ DRAFT
 ● PRELIMINARY
 ○ BID
 ○ CONSTRUCTION
 ○ AS BUILT

CLAVONNE & ASSOCS., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81601
 PH: 970-241-0745
 FAX: 970-241-0745
 EMAIL: clavonne@cl.net

**EXHIBIT A
OUTLINE DEVELOPMENT PLAN**

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 APPROVED BY: _____ TITLE: _____ DATE: _____